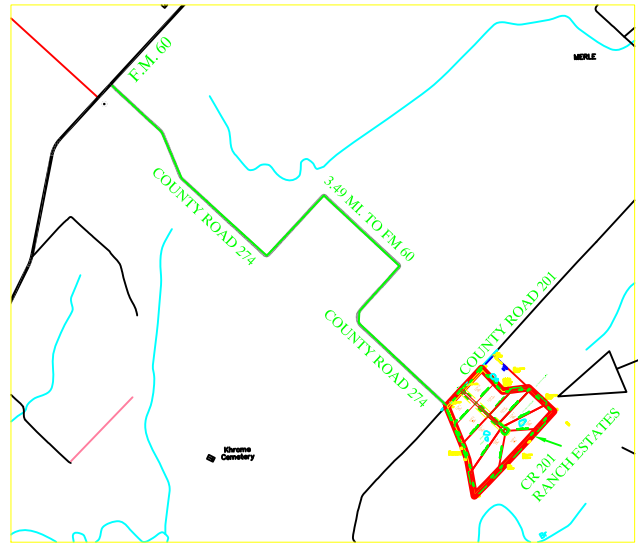


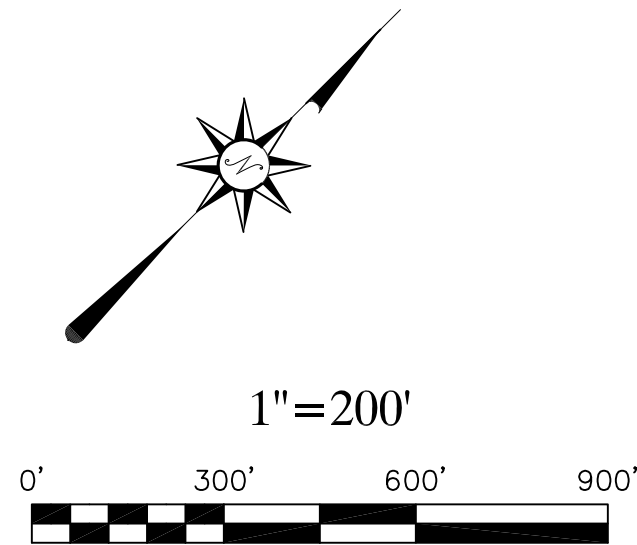
VICINITY MAP



PROJECT  
LOCATION

SEPTEMBER 13, 2019  
FINAL PLAT  
CR 201 RANCH ESTATES SUBDIVISION

LOTS 1 - 10  
ALFRED R. GUILD SURVEY, A-27  
BURLESON COUNTY, TEXAS  
A SUBDIVISION OF  
A 139.00 ACRE TRACT  
DESCRIBED IN THE DEED TO BYRON JAMES, LLC.  
RECORDED IN DOCUMENT 2920  
OF THE REAL PROPERTY RECORDS OF  
BURLESON COUNTY, TEXAS



COUNTY JUDGE

OWNER'S STATEMENT

I (WE) \_\_\_\_\_

AM (ARE) THE OWNER(S) of the tract of land shown hereon and do accept this as the Plan for subdividing the tract into lots and blocks and do dedicate to the public forever the streets, alleys, and easements as shown hereon.

Signature and Title

Signature and Title

SUBSCRIBED AND SWORN BEFORE ME, A Notary Public in and for

County, State of \_\_\_\_\_, this the

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Signature

(Seal)

SURVEYOR'S STATEMENT

I, \_\_\_\_\_, Registered Public Land Surveyor No.

\_\_\_\_\_, do hereby certify that the above plat was prepared from an actual survey made by me or under my supervision on the ground during the month of \_\_\_\_\_, 20\_\_\_\_

GIVEN UNDER MY HAND AND SEAL this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Signature

(Seal)

SUBSCRIBED AND SWORN BEFORE ME, A Notary Public in and for

County, State of \_\_\_\_\_, this the

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Signature

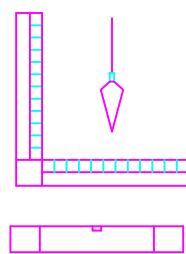
(Seal)



R.H. BONDS  
SURVEYING COMPANY, PLLC

Phone: 936-873-2800  
Fax: 936-873-2803  
Email: rhbsurveying@gmail.com

138 WEST APALONIA AVENUE  
P.O. BOX 404  
ANDERSON, TEXAS 77830



GENERAL NOTES:

BEARINGS SHOWN HEREON ARE HONORING DEED CALLED BEARING AS DESCRIBED IN DOCUMENT NUMBER 2920 OF THE REAL PROPERTY RECORDS OF BURLESON COUNTY, TEXAS.

2. SETBACK LINES WILL COMPLY WITH ALL BURLESON COUNTY SUBDIVISION RULES.

A. 15 FT SET BACK / BUILDING LINE AND PUBLIC UTILITIES EASEMENT ON THE BACK AND SIDE LINES OF ALL TRACTS;  
B. 75 FT. BUILDING LINES ALONG ALL ROADS AND THE FRONT OF ALL TRACTS;

3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48051C0350 C;

APPROVED FOR FILING in the Plat Records

Of Burleson County, Texas, on this \_\_\_\_ day

\_\_\_\_\_, 20\_\_\_\_

(Seal)

ATTEST:

BY \_\_\_\_\_

COUNTY CLERK

COMMISSIONERS COURT APPROVAL

This is to certify that \_\_\_\_\_, the subdivider, has complied with all conditions necessary, as provided by law, in subdividing the tract shown hereon.

Certified by the Commissioners Court of Burleson County, Texas,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

County Judge

Commissioner, Precinct 1

Commissioner, Precinct 3

Commissioner, Precinct 2

Commissioner, Precinct 4

ATTEST:

By: \_\_\_\_\_

County Clerk

METES AND BOUNDS DESCRIPTION OF  
139.00 ACRE TRACT

SEPTEMBER 5, 2019

METES AND BOUNDS DESCRIPTION  
OF A 139.00 ACRE TRACT IN THE  
A.R. GUILD SURVEY, A-27,  
BURLESON COUNTY, TEXAS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 139.00 ACRES IN THE A.R. GUILD SURVEY, A-27, BURLESON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED TO BYRON JAMES, LLC, RECORDED IN DOCUMENT NUMBER 2920 OF THE REAL PROPERTY RECORDS OF BURLESON COUNTY, TEXAS;

COMMENCING AT 1/2 INCH IRON ROD FOUND ON THE OCCUPIED SOUTH RIGHT OF WAY, (R.O.W.) LINE OF COUNTY ROAD 201, MARKING THE WEST CORNER OF A CALLED 161.00 ACRE TRACT, BEING TRACT 2 OF 2, DESCRIBED IN A DEED TO DONALD E. SHOENEMAN, RECORDED IN VOLUME 596, PAGE 688 OF THE PUBLIC RECORDS OF BURLESON COUNTY, TEXAS;

THENCE: S 45°02'45" E, ALONG THE SOUTHWEST LINE OF SAID SHOENEMAN TRACT 2 FOR A DISTANCE OF 440.40 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 1.151 ACRE SAVE AND EXCEPT TRACT AND AN ANGLE POINT IN THE EAST LINE OF SAID 154.683 ACRE PARENT TRACT;

THENCE: S 45°00'00" E, ALONG THE SOUTHWEST LINE OF SAID SHOENEMAN TRACT 2 WITH THE NORTHEAST LINE OF SAID PARENT TRACT FOR A DISTANCE OF 894.58 FEET TO A 1/2 INCH IRON ROD SET MARKING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE: S 45°00'00" E, CONTINUING ALONG THE SOUTHWEST LINE OF SAID SHOENEMAN TRACT 2 AND SOUTHWEST LINE OF SHOENEMAN'S 161.00 ACRE TRACT 1, ALSO DESCRIBED IN VOLUME 596, PAGE 688 OF THE PUBLIC RECORDS OF BURLESON COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 1027.49 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF A CALLED 51.1 ACRE TRACT OF LAND NOW OR PREVIOUSLY OWNED BY ALBERT E. COLEMAN, ACCORDING TO THE DEED RECORDS OF BURLESON COUNTY, TEXAS, AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: ALONG THE NORTHWEST LINE OF SAID COLEMAN TRACT WITH THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT FOR THE FOLLOWING CALLS:

• S 44°10'13" W, FOR A DISTANCE OF 1192.92 FEET TO A FENCE POST;

• S 45°07'15" W, FOR A DISTANCE OF 945.77 FEET TO A FENCE POST;

• S 45°38'10" W, FOR A DISTANCE OF 784.66 FEET TO A 1/2 INCH IRON ROD SET;

• S 45°38'09" W, FOR A DISTANCE OF 576.85 FEET TO A 1/2 INCH IRON ROD SET AT AN ANGLE POINT ON THE NORTHEAST LINE OF A CALLED 234.75 ACRE TRACT OF LAND THE INTEREST OF WHICH IS VESTED IN LINDA ANN ROBACH MAASS ACCORDING TO THE BURLESON COUNTY DEED RECORDS, AND MARKING THE WEST CORNER OF THE ABOVE MENTIONED 51 ACRE COLEMAN TRACT AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: GENERALLY FOLLOWING THE FENCE ALONG THE NORTHEAST LINE OF SAID MAASS TRACT AND THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT FOR THE FOLLOWING CALLS:

• N 08°14'46" W, FOR A DISTANCE OF 1153.05 FEET TO A FENCE POST;

• N 17°11'55" W, FOR A DISTANCE OF 357.21 FEET TO A FENCE POST;

• N 20°06'31" W, FOR A DISTANCE OF 816.45 FEET TO A FENCE POST;

THENCE: ALONG SAID SOUTH R.O.W. LINE OF CR 221 FOR THE FOLLOWING CALLS:

• N 44°51'15" E, FOR A DISTANCE OF 1411.57 FEET TO A 1/2 INCH IRON ROD SET;

• N 44°11'12" E, FOR A DISTANCE OF 139.03 FEET TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: ACROSS AND THROUGH SAID 154.683 ACRE PARENT TRACT FOR THE FOLLOWING CALLS:

• S 44°10'00" E, FOR A DISTANCE OF 936.96 FEET TO A 1/2 INCH IRON ROD SET MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

• N 04°57'17" E, FOR A DISTANCE OF 791.64 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 139.00 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER MY SUPERVISION IN APRIL OF 2019.

R.H. BONDS, R.P.L.S. 5559  
ANDERSON, TEXAS